

Recommendation: **GRANT PERMISSION**

Arboriculturalist, Havant Borough Council
No objection. No trees will be affected by this proposal.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal replace the existing 1.3m chain link fence, brick pillars and gate to the western elevation boundary adjacent to the principle elevation of the property, the proposal is for a 1.83m close boarded wooden fence with concrete posts, the new fence will have a width of approximately 9.3m, a new 5 bar timber gate with timber posts will adjoin on to this end of the fencing and to the existing chain link fence which will not be replaced. The timber gate will have a maximum height of 1.2m and a width of 3.05m the timber posts will have a maximum height of 1.55m. The proposal also includes the erection of a outbuilding to the south west elevation of the application site, the outbuilding will be used as a shed and will be constructed with concrete with a spar finish, the proposed outbuilding will have a pitched roof with a maximum height of 2.43m, a width of 3.66m and a depth of 2.44m. Although the proposals would be visible from the public realm it would not create a harmful effect to the character and appearance of area.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 The proposal would not be visible to the neighbouring property to the north and therefore any impact would be acceptable.

7.6 The neighbouring properties to the east of the application site would be partially screened by the 1.8m hedging along this boundary and the distance form the proposed outbuilding to the boundary would be 13m, therefore any impact upon these

neighbouring properties would be minimal and acceptable.

- 7.7 The proposed erection of the fence would be along the shared boundary with No. 10 the proposal would be to the front of the properties and would not impact any views of the streetscene, therefore any impact upon this neighbouring property would be minimal and acceptable.
- 7.8 The proposed erection of the shed would be 0.5m within of the boundary with No.14 , there are no windows at ground floor level of the facing elevation of No.14 therefore the any impact would be minimal and acceptable.
- 7.9 The neighbouring property along the southern elevation is No.204 Stakes Hill Road, this shared boundary backs on to the side/rear garden of this property and would have no impact upon the neighbouring property, therefore any impact would be minimal and acceptable.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01077 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Application Form - Received 30 October 2019
Location Plan - Received 30 October 2019
Block Plan - Received 30 October 2019
Proposed Site Plan- Received 31 October 2019
Photos - Received 30 October 2019
Statement - Received 30 October 2019
Shed Details and Elevations - Received 30 October 2019
Proposed Shed Plan View - Received 30 October 2019
Proposed Plan View Fence and Gate - Received 30 October 2019
Proposed Fence and Gate Elevations - Received 30 October 2019
Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.